



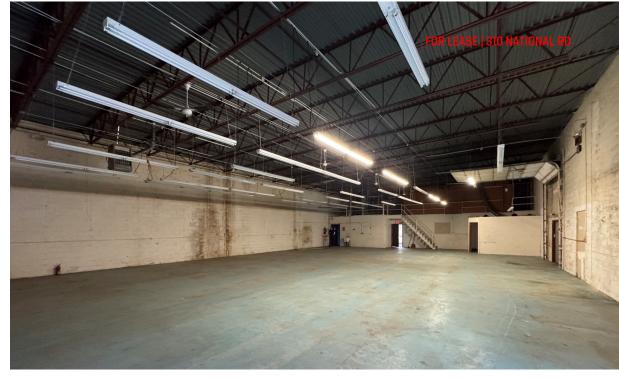


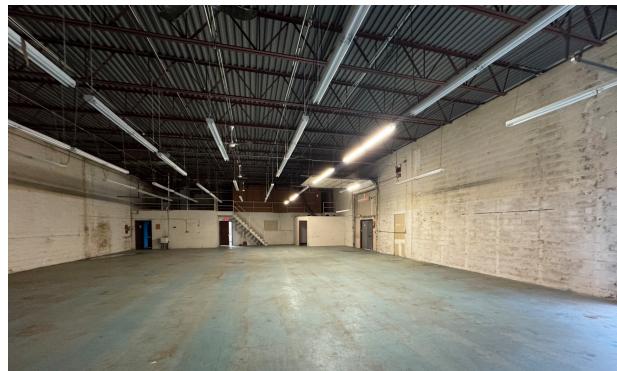




PROPERTYHIGHLIGHTS

- Building SF: 5,500 SF
- Loading Docks: 1 8′ x 10′
- Drive-In Doors: To be added 10' x 16'
- Clear Height: 16′
- Sprinklered: No
- Construction: Block
- Parking: Approximately 20 Spaces
- Office / Warehouse Ratio: 15% to 85%
- Additional area of 850 SF Mezzanine
- Site Size: 1.00 Acre
- Township: West Whiteland Twp
- Zoning: I-1 Limited Industrial
- Power: 208 / 120 ° Potential to upgrade
- Gas: Yes
- Sewer: On lot septic
- Water: Public
- Rental Rate: \$16.00/SF
- Lease: NNN





COMMERCIAL BROKERAGE. Redefined



ZONINGEIHLUMHTEDINDUSTRIAL

A. Intent, it is the intent of this section to provide an industrial district that is:

(1) Compatible with surrounding and commercial districts and which will contain a consistent degree of aesthetic quality.

(2) Suitable for light manufacturing and assembly, research and development, wholesale, distribution, and service uses

(1) Research and development, engineering or testing laboratory.

(2) Administrative activities and offices related to permitted industrial uses.

(3) Warehouses for wholesale sales, distribution or storage, provided no materials are stored outside.

(4) Any light machining or manufacturing, testing, repair, storage or distribution of materials, goods, foodstuffs or products.

(5) Public utility installations providing no materials are stored outside.

(6) Veterinarian or boarding kennel.

(7) Day care as an accessory use to and within any permitted use above.

(8) Office buildings.

(9) Normal and customary accessory uses.

While Chester County may not attract large, blue-collar distribution centers favored by companies like Amazon, it thrives as a hub for Philadelphia's high-earning innovators in healthcare research and their families. The presence of prestigious institutions like West Chester University and companies such as Siemens Medical, DSM Biomedical, and various pharmaceutical headquarters drives demand for flex, manufacturing, and distribution space supporting research and development activities.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	46,807	125,785	204,218
TOTAL EMPLOYEES	30,072	78,908	118,018
AVERAGE HHI	\$186,570	\$170,010	\$177,098
TOTAL HOUSEHOLDS	18,296	48,372	78,074





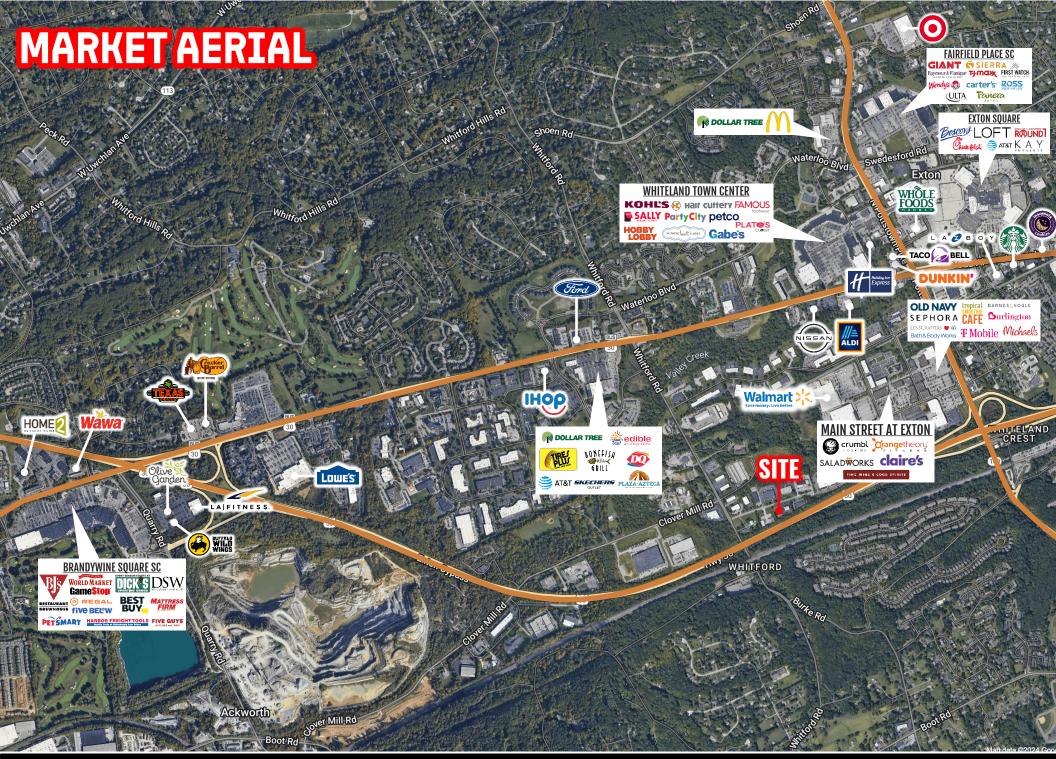
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EXTON OFFICE: 1 E. Uwchlan Ave. Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE: 330 Innovation Park, Suite 205 State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1 West Chester, PA 19380

NEW JERSEY OFFICE: 236 E. Route 38. Suite 130 Moorestown, NJ 08057

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